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LEGISLATION INFORMATION AND HISTORY

(for use with Local Laws, Ordinances, Bylaws, general and permanent Resolutions)

Name of Municipality: **BETHLEHEM TOWNSHIP**

Type of enactment (ord., res., bylaw, local law): **ORDINANCE**

Number: **ORD.#497.2025**

Short Title: **ORDINANCE AMENDING AND REVISING CHAPTER 102, "LAND USE AND DEVELOPMENT" OF THE TOWNSHIP CODE. (REZONING ORDINANCE)**
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Relationship to Code:

Amends	Chapter No.,	§ Nos.
Repeals	Chapter No.,	§ Nos.
Adds	Chapter No.,	§ Nos.

Action	Date of Action	Page Number in Minutes
Introduction	January 16, 2025
Publication	January 23, 2025	
Public Hearing	February 20, 2025
Adoption	February 20, 2025
Publish Notice of Adoption	February 26, 2025	
Signed by Mayor or Executive.	February 20, 2025	
Signed by Clerk or Secretary	February 20, 2025	
Filed with State (Secretary of State, Attorney General, DOT)	

Copy sent to General Code Date: **JULY 25, 2025**

(see other side for Veto and Referenda information)

NOTE: A copy of this form may be made and placed with the file copy of legislation at the time of introduction. The legislative history can then be compiled as the legislation passes through the required procedures. It is not necessary to send this form to General Code as long as the adoption date and legislation number are clearly indicated on each piece of legislation sent.

Fill in the following information, if applicable to this particular piece of legislation

If your charter provides VETO power to the Mayor or Executive:

Date of submission of ordinance to Mayor for signature

Date of VETO, or Date signed

Date of vote to override VETO

Was the VETO overridden? Yes No

Page number in minutes

If overridden, date ordinance becomes effective

If a referendum is required or permitted before the legislation becomes effective:

1. Mandatory
Date of referendum
- Passed Defeated
- Page No. in minutes where results of election are reported
- Date legislation becomes effective

2. Permissive
Last date petition may be filed
- No petition filed
- Date of filing of legal petition
- Date of Referendum
- Passed Defeated
- Page No. in minutes where results of election are reported
- Date legislation becomes effective

BETHLEHEM TOWNSHIP
Hunterdon County, New Jersey

Ordinance #497-2025
(As Amended during Meeting of 02/20/2025)

AN ORDINANCE OF THE TOWNSHIP OF BETHLEHEM, IN HUNTERDON COUNTY, NEW JERSEY, AMENDING AND REVISING CHAPTER 102, "LAND USE AND DEVELOPMENT" OF THE TOWNSHIP CODE

WHEREAS, the Planning Board of the Township of Bethlehem adopted a Land Use Element on October 15, 2024, containing recommendations regarding the land use policies within Bethlehem Township;

WHEREAS, the Borough desires to continue to implement recommendations of the Master Plan Reexamination through the adoption of a new Land Use and Development Ordinance; and

NOW THEREFORE, BE IT ORDAINED by the Township Committee of the Township of Bethlehem, as follows:

Section 1. Section 102-15 of the Code of the Township of Bethlehem, entitled "NC Neighborhood Commercial, HC Highway Commercial and GC General Commercial Districts" is modified as follows, with additions indicated as underlined text:

- A. Principal permitted uses on the land and in buildings. Multiple principal permitted uses and buildings on one property shall be allowed within the HC and GC districts only.
- (1) Retail sales of goods and services.
 - (2) Offices and office buildings.
 - (3) Banks, including drive-in facilities, in the HC and GC Districts only.
 - (4) Restaurants and taverns, in the HC and GC Districts only.
 - (5) Shopping centers comprised of the above uses, in the HC and GC Districts only.
 - (6) Automobile sales through franchised new car dealers, in the HC and GC Districts only.
 - (7) Repair garages, in the GC District only.
 - (8) Manufacturing plants in the GC District only of a type which carry on processes within completely enclosed buildings, including the manufacture, assembly or treatment of products from previously prepared materials and not involving the synthesis of chemical products.
 - (9) Public utilities as conditional uses under N.J.S.A. 40:55D-67. (See § 102-35 for standards.)
 - (10) Service stations as conditional uses under N.J.S.A. 40:55D-67. (See § 102-35 for standards.)
 - (11) Motels and hotels, in the HC and GC Districts only, as conditional uses under N.J.S.A. 40:55D-67. (See § 102-35 for standards.)
 - (12) Car washes, in the HC and GC Districts only, as conditional uses under N.J.S.A. 40:55D-67. (See § 102-35 for standards.)
 - (13) Farms.
 - (14) Contractor's office and storage yard, in the HC district only.
 - (15) Truck and equipment service and repair, in the HC district only.

B. Accessory uses permitted

- (1) Off-street parking. (See Subsection G hereinbelow and § 102-25.)
- (2) Fences and walls. (See § 102-19.)
- (3) Signs. (See Subsection H hereinbelow and § 102-30.)
- (4) Garages and storage buildings.
- (5) Temporary construction trailers and one sign, not exceeding 100 square feet, advertising the prime contractor, subcontractor(s), architect, financing institution and similar data for the period of construction beginning with the issuance of a construction permit and concluding with a certificate of occupancy or one year, whichever is less, provided that said trailer(s) and sign are on the site where construction is taking place and are set back at least 30 feet from all street and lot lines.
- (6) Solar energy facility, roof mounted only in NC zone, ground mounted and roof mounted in the GC zone, and roof mounted and ground mounted on lots greater than 2 1/2 acres in the HC zone.
- (7) Storage of vehicles and equipment in the HC zone.

Section 2. Section 102-10 of the Code of the Township of Bethlehem, entitled, “Zoning Map, Critical Areas Map, Wetlands Map and Carbonate Area District Overlay to Zoning Map” is modified to rezone the following properties to the HC Zoning District:

Block 16, Lot 2
Block 34, Lots 5, 12, 14, 16, 30, and 42

Section 4. Section 102-10 of the Code of the Township of Bethlehem, entitled, “Zoning Map, Critical Areas Map, Wetlands Map and Carbonate Area District Overlay to Zoning Map” is repealed and replaced as follows:

The boundaries of these zoning districts and areas designated for specified optional development alternatives are established on the map entitled “Zoning Map Bethlehem Township, Hunterdon County, NJ” dated _____, ~~“Zoning Map Bethlehem Township, Hunterdon County, NJ,” dated December 2020,~~ prepared by Van Cleef Engineering Associates, LLC, which accompanies and is hereby made part of this chapter. Additionally, the maps entitled “Critical Areas,” dated November 1984, and “Wetlands,” source dates November 1975 and October 1976, are hereby made part of this chapter for the purpose of administering the land use control measures of this chapter; provided, however, that the Planning Board or Zoning Board of Adjustment, as the case may be, may consider other sources of information presented by an applicant to more definitely define the location and extent of the critical areas on any lot or tract at the time of subdivision and/or site plan review. The map entitled “Carbonate Area District Overlay to the Bethlehem Township Zoning Map,” dated June 1996, prepared by Robert C. Bogaert and Associates, depicting the Carbonate Rock District and the Carbonate Drainage Area Boundary, is hereby made part of this chapter for the purpose of administering the control measures in the Carbonate Area District as set forth in § [102-39.2](#) of this chapter. The Carbonate Area District Overlay to the Bethlehem Township Zoning Map may be modified and updated from time to time as information is developed and made available. Said map or any modifications to the same shall be on file with the Municipal Board of Health, the Municipal Clerk and the Secretary of the Planning Board pursuant to Subsection [A](#) of this section and shall be available to the public for review during normal working hours.

Section 5. Table 8 entitled “Minimum Required Buffer Width” of Section 102-23 of the Code of the Township of Bethlehem, entitled, “Natural features and landscaping” is modified as follows, with additions indicated as underlined text:

Adjacent Land Uses (feet)							
Proposed Land Use	Agriculture	Residential Type A ⁽¹⁾	Residential Type B ⁽²⁾	Retail	Professional Office	Other office	Institutional / Quasi-public
Agriculture	None	100 ft.	100 ft.	50 ft.	50 ft.	50 ft.	50 ft.
Residential Type A ¹							
Residential Type B ²	100	50 ft.	None	25 ft.	25 ft.	50 ft.	50 ft.
Retail: Neighborhood Commercial	N/A	20 ft.	20 ft.	None	15 ft.	None	None
Other retail	50 ft.	40 ft.	40 ft.	None	15 ft.	25 ft.	None
Professional office	50 ft.	25 ft.	25 ft.	15 ft.	None	None	None
Other office	50 ft.	50 ft.	50 ft.	25 ft.	None	None	None
Institutional/ Quasi-public	50 ft.	50 ft.	50 ft.	None	None	None	None
Industrial, under 5 acres	50 ft.	100 ft.	100 ft.	25 ft.	25 ft.	25 ft.	25 ft.
<u>Industrial, over 5 acres</u>	<u>100 ft.</u>	<u>300 ft.</u>	<u>300 ft.</u>	<u>75 ft.</u>	<u>75 ft.</u>	<u>75 ft.</u>	<u>75 ft.</u>

NOTES:

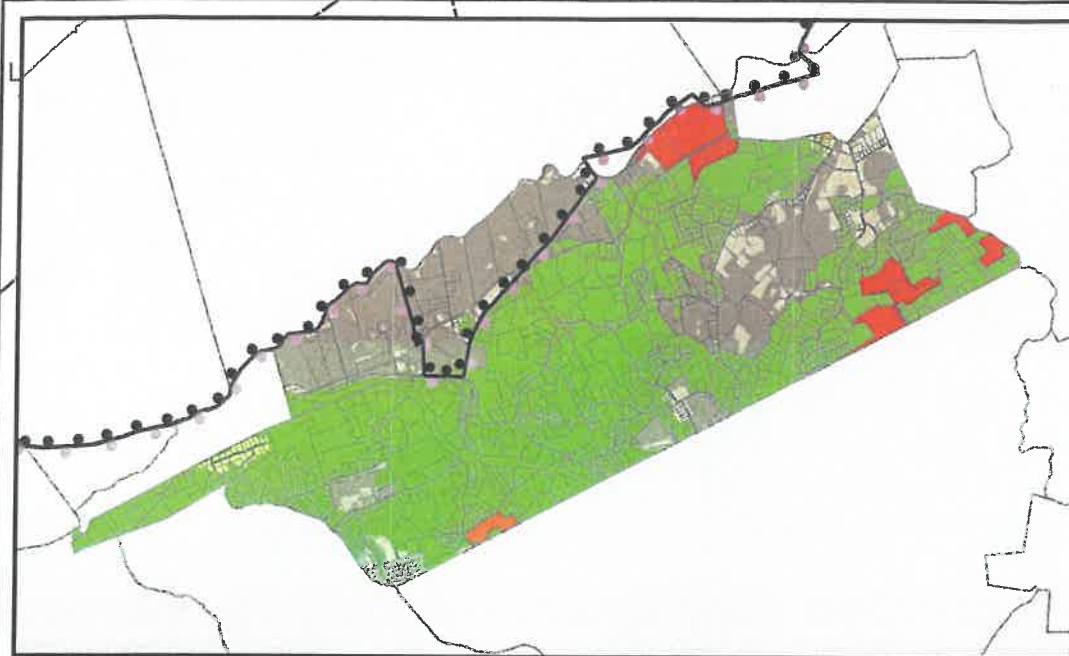
¹ Residential Type A equals single-family detached, duplex and semidetached dwellings.

² Residential Type B equals all other dwellings except those in institutional settings, i.e., residential health-care facilities, skilled nursing facilities and assisted living facilities. The institutional category shall apply to these exceptions.

Section 6. Repealer. All ordinances or parts thereof inconsistent herewith are repealed as to such inconsistencies.

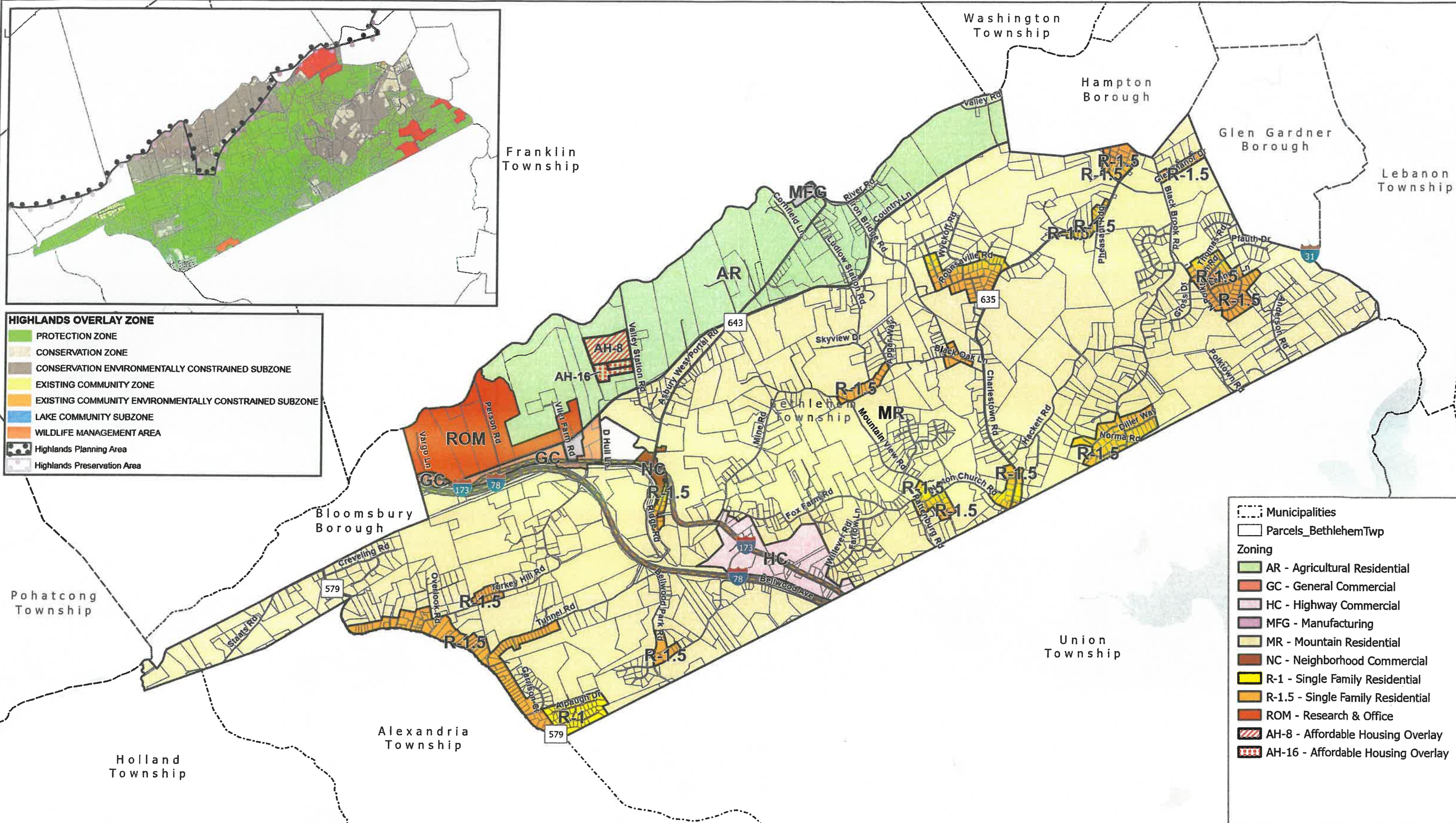
Section 7. Severability. Where any section, subsection, sentence, clause, or phrase of these regulations is, for any reason, declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the regulations as a whole, or any part thereof, other than the part so declared.

Section 8. Effective date. This ordinance shall take effect from and after its adoption any publication as required by law.



HIGHLANDS OVERLAY ZONE

- PROTECTION ZONE
- CONSERVATION ZONE
- CONSERVATION ENVIRONMENTALLY CONSTRAINED SUBZONE
- EXISTING COMMUNITY ZONE
- EXISTING COMMUNITY ENVIRONMENTALLY CONSTRAINED SUBZONE
- LAKE COMMUNITY SUBZONE
- WILDLIFE MANAGEMENT AREA
- Highlands Planning Area
- Highlands Preservation Area



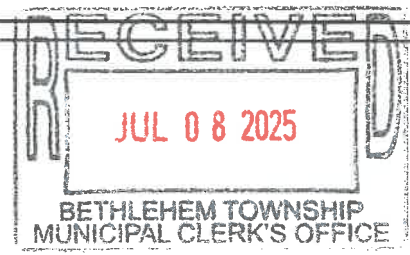
Municipalities

- Municipalities
- Parcels_BethlehemTwp

Zoning

- AR - Agricultural Residential
- GC - General Commercial
- HC - Highway Commercial
- MFG - Manufacturing
- MR - Mountain Residential
- NC - Neighborhood Commercial
- R-1 - Single Family Residential
- R-1.5 - Single Family Residential
- ROM - Research & Office
- AH-8 - Affordable Housing Overlay
- AH-16 - Affordable Housing Overlay

Zoning
 Bethlehem Township, Hunterdon County, NJ
 Ordinance #497.2025



0 0.17 0.35 0.7 1.05 1.4 Miles

Van Cleef
 ENGINEERING WITH FOCUS